HOUSING MARKET INFORMATION

RENTAL MARKET REPORT
Calgary CMA

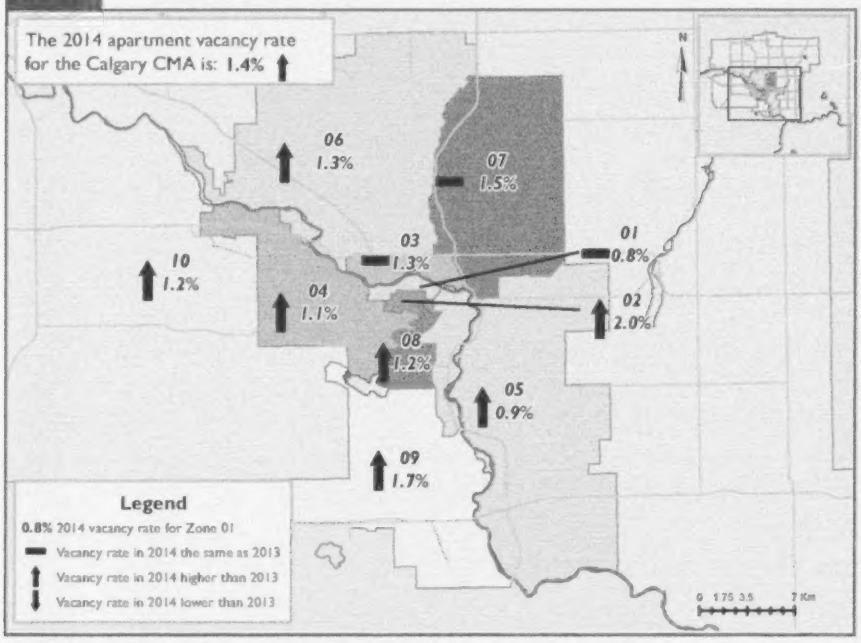
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2014

Highlights

- In the primary rental market, the apartment vacancy rate in the Calgary CMA was 1.4 per cent in October 2014, up from one per cent in October 2013.
- The average monthly rent for a two-bedroom apartment in new and existing structures was $1,322 in October 2014.
- In rental structures common to both the October 2013 and 2014 surveys, the average rent for two-bedroom apartments rose 5.9 per cent from October 2013 to October 2014.

Figure 1



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Primary Rental Market Survey

Overview: Vacancies and Rents in the Calgary CMA

According to the results of the Rental Market Survey conducted by CMHC in October 2014, the apartment vacancy rate[1] in the primary rental market in the Calgary Census Metropolitan Area (CMA) was 1.4 per cent in October 2014, up from one per cent in October 2013. This represents the first increase in apartment vacancies in the Calgary CMA after declining for four consecutive years. Strong in-flows of migration to the region in recent years have placed upward pressure on rental demand, which has kept the vacancy rate below two per cent since October 2012. Employment growth continues to draw migrants to Calgary from other parts of the country, as well as from international sources.

Contributing to the rise in vacancies, however, was an increase in the stock of rental units in the primary and secondary rental markets to meet demand.

Supported by a record year of net migration in 2013, rental demand in the Calgary CMA has been strong. Despite a modest uptick in this fall's survey, the vacancy rate remained low by historical standards, resulting in additional upward pressures on average rents. Same-sample rents[2] for all apartment units rose 6.4 per cent from October 2013 to October 2014, following an increase of 7.9 per cent under the same comparison a year earlier. Same-sample rents for one-bedroom units recorded a 7.1 per cent increase in October 2014, slightly lower than the 7.7 per cent gain in October 2013. Two-bedroom same-sample average rents were 5.9 per cent higher in this year's October survey, a more moderate increase

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2013	Oct. 2014
Abbotsford-Mission	3.2	3.1
Barrie	3.0	1.6
Brantford	2.9	2.4
Calgary	1.0	1.4
Edmonton	1.4	1.7
Gatineau	5.1	6.5
Greater Sudbury	3.4	4.2
Guelph	1.9	1.2
Halifax	3.2	3.8
Hamilton	3.4	2.2
Kelowna	1.8	1.0
Kingston	2.3	1.9
Kitchener-Cambridge-Waterloo	2.9	2.3
London	3.3	2.9
Moncton	9.1	8.7
Montréal	2.8	3.4
Oshawa	2.1	1.8
Ottawa	2.9	2.6
Peterborough	4.8	2.9
Québec	2.3	3.1
Regina	1.8	3.0
Saguenay	2.8	4.2
Saint John	11.4	9.0
Saskatoon	2.7	3.4
Sherbrooke	5.3	5.4
St. Catharines-Niagara	4.1	3.6
St. John's	3.2	4.6
Thunder Bay	2.6	2.3
Toronto	1.6	1.6
Trois-Rivières	5.1	5.3
Vancouver	1.7	1.0
Victoria	2.8	1.5
Windsor	5.9	4.3
Winnipeg	2.5	2.5
Total	**2.7**	**2.8**

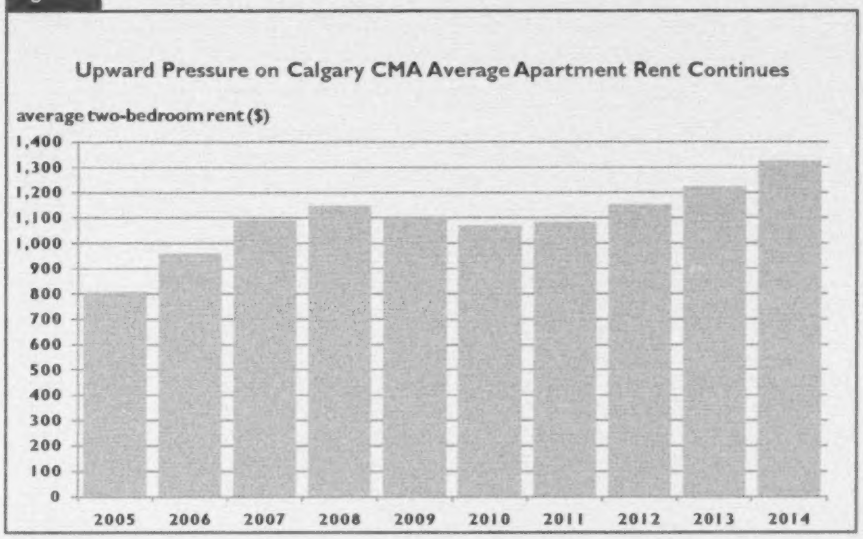
Figure 2

Source: CMHC, October Survey

[1] Based on privately-initiated rental apartment structures of three or more units.

[2] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2013 and 2014 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

Figure 3



Source: CMHC, October Survey

than in October 2013 when rents rose 7.2 per cent. Following a 3.1 per cent increase in same-sample rents for three or more bedroom units in October 2013, the gain was more pronounced in this year's survey with rents rising 5.6 per cent.

In the Calgary CMA, the overall availability rate[3] increased in October 2014 to 2.7 per cent from 2.2 per cent in October 2013. The difference between the availability rate and the vacancy rate increased slightly to 1.3 percentage points in October 2014, compared to 1.2 percentage points in the same month of 2013, which suggests more units becoming vacant in the coming months. The availability rate for the majority of bedroom types moved higher in this year's survey with three or more bedroom units recording the highest increase. The availability rate for bachelor units was 2.3 per cent in October 2014, compared to 1.8 per cent in last year's survey. For one-bedroom units, the rate increased from 2.0 per cent to 2.6 per cent in October 2014. The availability rate for two-bedroom units was 2.9 per cent in this year's survey, up from 2.6 per cent in October 2013. At 2.8 per cent, the availability rate for three or more bedroom units increased in October 2014 from 0.8 per cent in October 2013.

Submarket Results:

Uptick in Purpose-built Rental Apartment and Row Vacancies

Within the Calgary CMA, the apartment vacancy rates among zones in October 2014 were either relatively similar to or higher than the results from October 2013. Within the City of Calgary, the vacancy rate increased to 1.4 per cent in 2014 from one per cent in October 2013. Similarly, the vacancy rate in Other Centres outside of City limits also reported a higher vacancy rate moving to 1.2 per cent in this year's survey from 0.9 per cent in October 2013. The Downtown and Southeast zones reported among the lowest vacancy rates compared to all zones within the CMA at 0.8 and 0.9 per cent, respectively.

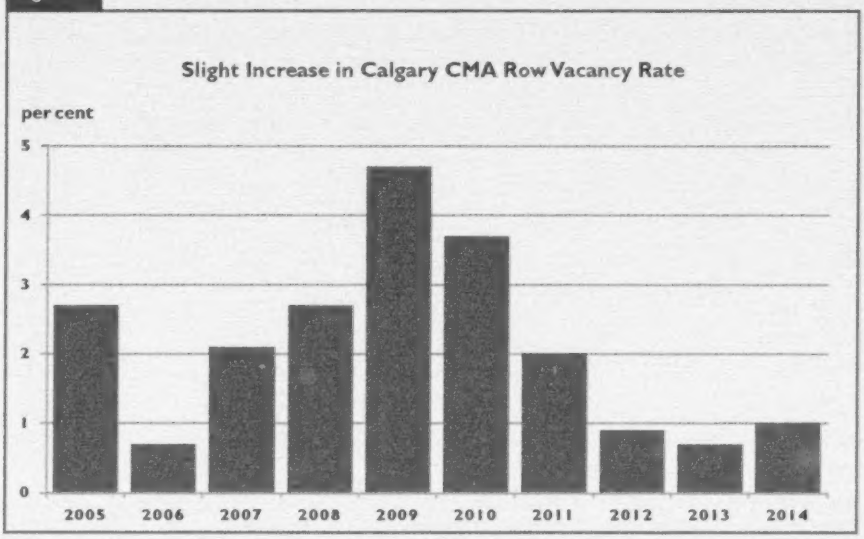
Higher vacancy rates were reported in this year's survey for the majority of bedroom types in the Calgary CMA. The vacancy rate for one-bedroom units rose to 1.3 per cent in October 2014 from one per cent in the previous year. For two-bedroom units, the vacancy rate was 1.6 per cent in this year's survey, up from 1.1 per cent in October 2013, while for three or more bedroom units, the vacancy rate was 1.3 per cent in October 2014, up from 0.4 per cent in the previous year. Bachelor units reported a vacancy rate of 1.1 per cent in October 2014, which was relatively unchanged from 0.8 per cent in October 2013.

The apartment vacancy rate for structures by age ranged from 1.1 per cent to 2.6 per cent in October 2014. With the exception of structures constructed before 1960 and after 2005, the vacancy rate increased. The only age range with structures reporting a lower vacancy rate was for those built from 2005 onwards with a vacancy rate of 2.6 per cent in October 2014, down from 6.5 per cent in October 2013. This decline is indicative of stronger demand for newer rental units, which may offer additional amenities compared to older rental units. Nonetheless, newer units maintained the highest vacancy rate by age of structure, in part due to higher than average rents and increased competition in the secondary rental market.

In October 2014, the average two-bedroom rent in the Calgary CMA was $1,322 per month. The highest average two-bedroom rents were reported in the Downtown and Beltline zones at $1,459 and $1,441 monthly, respectively. Rental units within these two zones tend to command higher rents as renters are often willing to pay a premium for

[3] A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant.

Figure 4



Source: CMHC, October Survey

the amenities and relative location advantages of units contained within these zones. In the Southeast zone, the average two-bedroom rent was among the lowest of zones within City limits. Coincidentally, both the Downtown and Southeast zones reported vacancies among the lowest across the Calgary CMA. The lowest two-bedroom average rent across zones within the CMA was found in Other Centres outside of City limits at $1,104 per month.

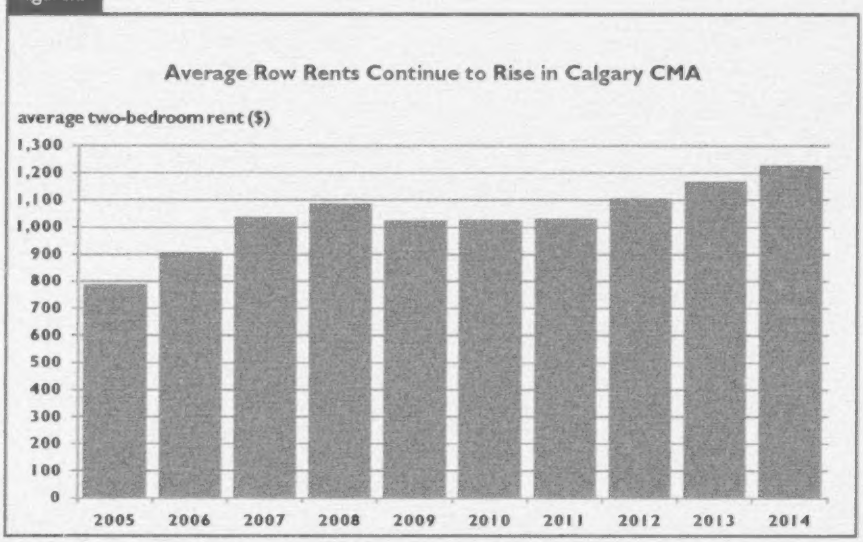
For units common to both the October 2013 and October 2014 surveys, the average two-bedroom rent increased in all zones within the Calgary CMA compared to the previous year. The strongest increase was in the Chinook zone where the average same-sample two-bedroom rent moved up 8.7 per cent in October 2014. This was followed by increases of 7.3 and 6.3 per cent in the Northeast and Beltline zones, respectively.

Similar to the apartment sector in October 2014, rental vacancies among row rental units increased slightly. The vacancy rate for row rental units rose from 0.7 per cent in October 2013 to 1.0 per cent in this year's survey. While vacancy rates for the majority of zones within the Calgary CMA were relatively unchanged in October 2014, the Northwest, Northeast and Chinook zones reported higher vacancy rates compared to the previous year. From zero per cent in October 2013, the row vacancy rate in the Chinook zone increased to 9.3 per cent in October 2014. However, with a small row rental universe of only 54 units, a few additional vacancies in this zone results in a pronounced increase in the vacancy rate.

Despite an uptick, the row vacancy rate remained low in the Calgary CMA and led to an increase in average rents. On a same-sample basis, the two-bedroom row rent was 6.7 per cent higher in October 2014 from the previous year's survey. The most pronounced gain was in the Northwest zone where same-sample two-bedroom row rents increased 8.3 per cent in October 2014 from the previous year.

The average rent for two-bedroom row units in the Calgary CMA was $1,230 per month in October 2014. Two-bedroom row rents ranged from $1,200 per month in Fish Creek to $1,346 per month in the Southwest

Figure 5



Source: CMHC, October Survey

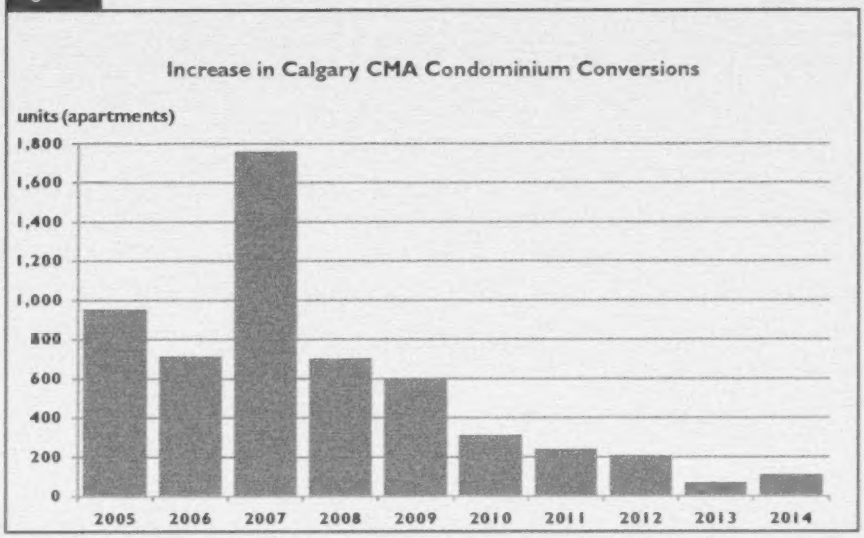
Supply and Demand Factors:

Purpose-built Rental Stock Increased After 10 Years of Decline

Rising supply levels in both the primary and secondary rental market led to an increase in the vacancy rate this year. Following ten consecutive years of decline, the Calgary CMA's purpose-built rental apartment universe increased in October 2014 from the previous year's survey. There were 34,362 units in the universe in October 2014, up from 33,933 in October 2013. Additions to the supply of rental units represented both newly constructed units and the reintroduction of units that were temporarily removed from previous survey years. On the other hand, units were removed from the rental universe this year due to condominium conversions, demolitions, and units moving into social housing. Temporary removals, such as units undergoing renovations, were also recorded in this year's Rental Market Survey. However, additions outpaced removals, resulting in an overall increase to the apartment rental universe.

Across zones in the Calgary CMA, the number of purpose-built rental units was highest in the Beltline with 8,507 units in October 2014, though the count was slightly lower than the previous year with 8,535 units. Following this, the Downtown and the Northwest zones reported counts of 4,963 and 4,654 units, respectively. Contrary to the Beltline, the unit counts in both these zones were higher in October 2014 compared to October 2013. The Southeast zone also recorded an increase to 1,524 units in this year's survey from 1,362 units in October 2013. In the North Hill, Northeast, Chinook, and Other Centres, the apartment rental count was lower in October 2014 from the previous year's Rental Market Survey.

Figure 6



Source: CMHC, 12-month ending October

In the 12-month period ending in October 2014, there were 108 condominium apartment conversions, up from 66 recorded in the same period ending in October 2013. Compared to the preceding 10-year average of 648 units, the number of conversions that has taken place in recent years has moderated. Meanwhile, since the October 2013 survey, there has been an increase in the number of newly constructed apartment rentals added to the purpose-built rental stock. Following only 70 additions to the rental universe through new construction in last year's survey, there were 333 units added to the rental stock in the October 2014 survey. Moving forward, there is potential for future additions to the rental stock as there remain several units awaiting completion. There were 795 rental apartment units under construction in September 2014, up 54 per cent from 517 units in September 2013.

On the demand side, net migration to the Calgary CMA has been elevated with a record level of 45,168 migrants reached in 2013. With this support, the demand for rental units has experienced upward pressure, resulting in rental vacancy rates remaining below two per cent since October 2012. However, migration flows to the region are not expected to surpass 2013's record with an expected 35,000 net migrants this year. Provincial quarterly net migration data is already indicating a slowdown. As of the second quarter of 2014, net migration to Alberta was down 11 per cent to 45,083 from 50,810 in the same period of 2013. This decline was attributable to a lower number of non-permanent residents moving into Alberta, which decreased from 14,067 through the second quarter of 2013 to 1,300 in the same period this year. In contrast, both net international migration and interprovincial migration increased on a year-over-year basis. However, the decline in the non-permanent component offset the gains in other segments, resulting in an overall decline in provincial net migration for the year thus far. As

net migration to the Calgary CMA typically follows provincial trends, it is also likely fewer migrants are arriving which is easing some of the pressures on rental demand.

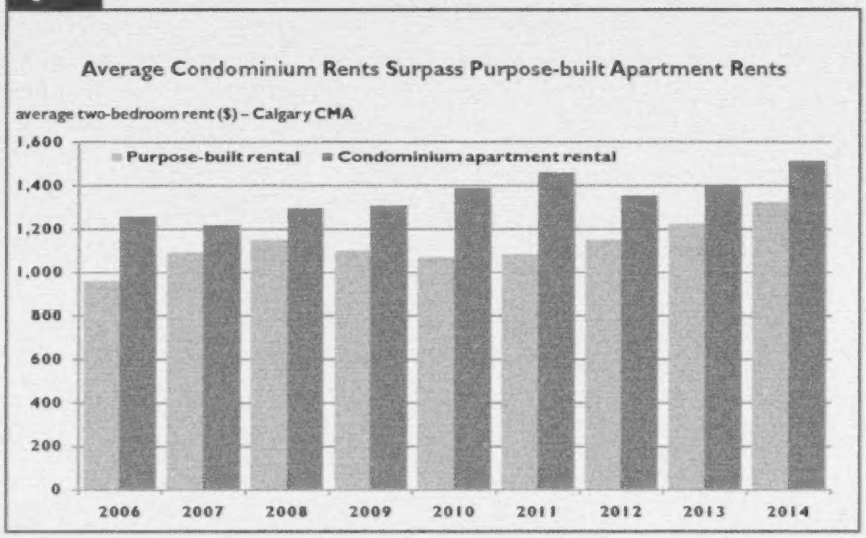
Secondary Rental Market Survey[4]:

Low Vacancies Persist for Condominium Rental Apartments

In October 2014, the vacancy rate for rental condominium apartments averaged 1.1 per cent, relatively unchanged from one per cent in 2013. Strong net migration and employment growth in the region has placed upward pressure on rental demand in both the primary and secondary rental markets. However, in the absence of more substantial additions to the purpose-built rental market in this year's survey, the vacancy rate in the secondary rental market remained low. The vacancy rate in the Core was relatively unchanged at 1.4 per cent in 2014 compared to 1.5 per cent in 2013, while in the East the vacancy rate was zero per cent.

In CMHC's 2014 survey, the average two-bedroom condominium apartment rent was $1,511 monthly compared to $1,400 in 2013. Rental rates in condominium apartments are typically higher than rents in the purpose-built rental market as the buildings tend to be newer in age and offer features such as additional appliances and washrooms, along with amenities such as a recreational room, fitness facilities, and underground parking. Within the Core, the average two-bedroom condominium apartment rent was $1,690, while in the West, the average was $1,427. In the East subarea, two-bedroom condominiums apartments rented for $1,363 monthly.

Figure 7



Source: CMHC, October surveys

The universe of condominium apartments increased to 52,981 units in 2014 from 49,204 in 2013. The highest number of condominium units was once again in the West area with 23,909 units in 2014, an increase from 22,760 in 2013. Within the Core, there were 20,855 condominium apartments this year, while in the East, there were 8,217 units. All three subareas within the Calgary CMA recorded increases in their respective condominium universes. The most pronounced gain was found in the East where the condominium apartment universe increased 20 per cent in 2014 from the previous year. The percentage of units identified as rentals within the condominium apartment universe was 30.6 per cent in October 2014, similar to the previous year's result of 30.1 per cent. Among the three subareas, the highest percentage of condominium rentals remained in the Core at 34.3 per cent, while in the West and East areas, the percentages were 27.4 and 28.9 per cent, respectively.

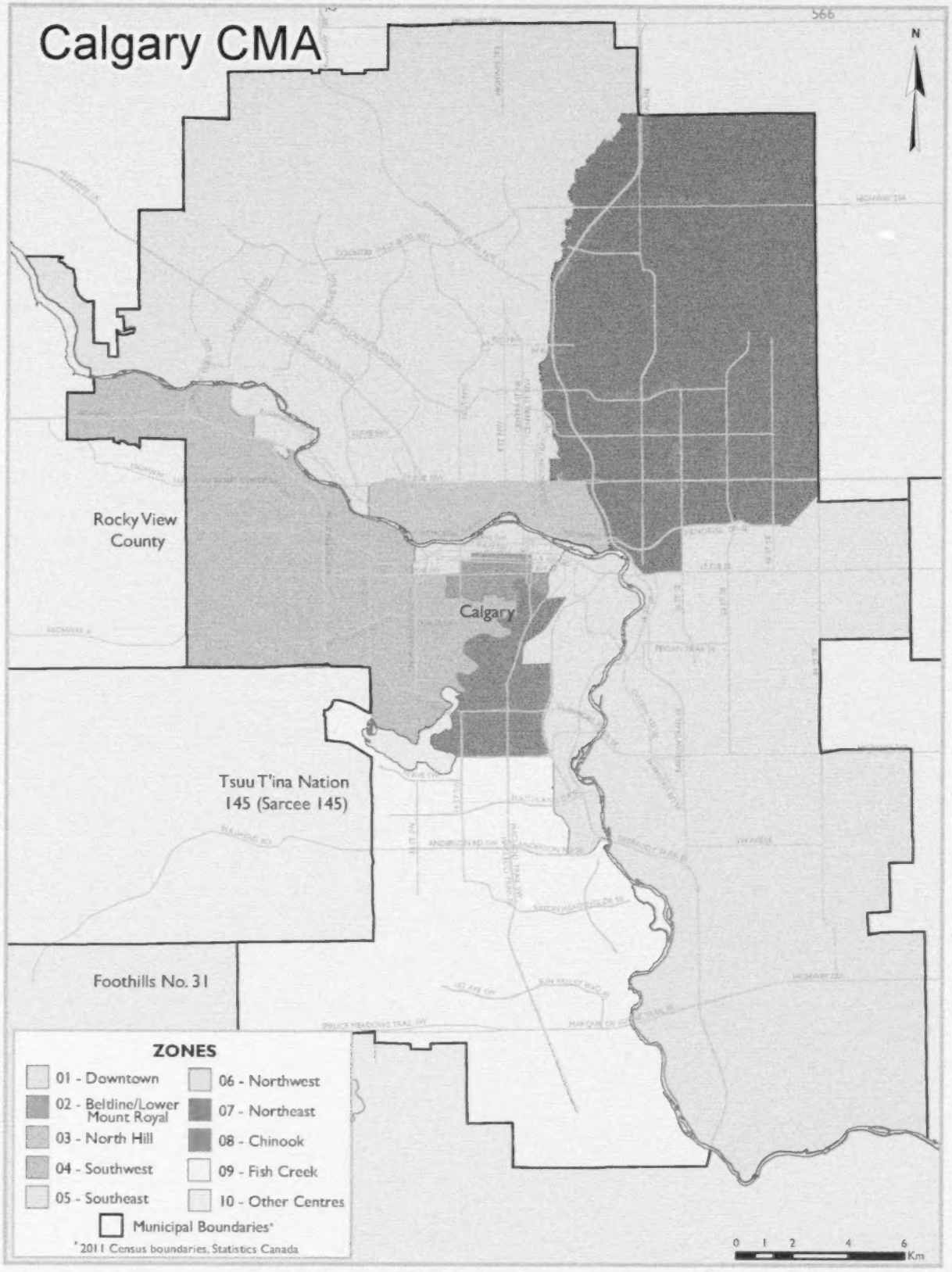
Single-detached Rentals Account for Largest Share of Other Secondary Units

CMHC's Secondary Rental Market Survey also collects information on households in rented single-detached houses, semi-detached (side-by-side) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units. The number of renter households in the other secondary rental market totalled 66,607 in

[4] The secondary rental market represents self-contained units, such as condominiums and other rental homes not surveyed in CMHC's Rental Market Survey. There are two types of Secondary Rental Market Surveys: of rented Condominiums and of rented structures with less than three self-contained units. The secondary surveys are conducted jointly or individually for selected centres across Canada. Readers are reminded to use caution when comparing data year-over-year in the SRMS since the type of dwellings surveyed and their characteristics vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose-built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.

2014, up from 64,405 in 2013. The largest segment of the secondary rental market was made up of single-detached units which totalled 32,170 units. Semi-detached, row, and duplex dwellings amounted to 25,201 units, while there were an estimated 9,236 accessory suites.

The overall rent for all other secondary rental rates was $1,449 per month in 2014, compared to $1,340 in 2013. Single-detached average rents were highest at $1,695 per month in 2014 compared to $1,532 monthly in 2013. The average monthly rent among semi-detached, row, and duplex dwelling types averaged $1,281 this year compared to $1,174 in 2013. The average rent for accessory suites averaged $1,074 in 2014.


Calgary CMA
N
Rocky View County
Calgary
Tsuu T'ina Nation 145 (Sarcee 145)
Foothills No. 31
ZONES
01 - Downtown
02 - Beltline/Lower Mount Royal
03 - North Hill
04 - Southwest
05 - Southeast
06 - Northwest
07 - Northeast
08 - Chinook
09 - Fish Creek
10 - Other Centres
Municipal Boundaries*
*2011 Census boundaries, Statistics Canada
0 1 2 4 6
Km

RMS ZONE DESCRIPTIONS - CALGARY CMA	
Zone 1	**Downtown** - North: the Bow River; West: 24 Street SW; East: the Elbow River; South: 17 Avenue SW (from 24A Street SW to 14 Street SW), 12 Avenue SW (from 14 Street SW to 11 Street SW), 10 Avenue SW (from 11 Street SW to 2nd Street SE), and 17 Avenue SE (from 2nd Street SE to the Elbow River).
Zone 2	**Beltline/Lower Mount Royal** - North: 17 Avenue SW (from 17 Street SW to 14 Street SW), 12 Avenue SW (from 14 Street SW to 11 Street SW), 10 Avenue SW (from 11 Street SW to 2nd Street SE), and 17th Avenue SE (from 2nd Street SE to the Elbow River); West: 17 Street SW; East: 2nd Street SE (from 10 Avenue SW to 17 Avenue SE), otherwise Elbow River; South: 26 Avenue SW (from 17 Street SW to 14 Street SW), Frontenac Avenue (from 14 Street SW to 8 Street SW), Hillcrest Avenue (from 8 Street SW to 4 Street SW), otherwise Elbow River.
Zone 3	**North Hill** - North: 16 Avenue NW; West: 37 Street NW; East: Deerfoot Trail; South: Bow River.
Zone 4	**Southwest** - North: Bow River; West: West City Limits; East: 24 Street SW (from Bow River to 17 Avenue SW), 17 Street SW (from 17 Avenue SW to 26 Avenue SW), otherwise Elbow River; South: Tsuu T'ina Nation 145 (from West City Limits to Sarcee Trail SW), Glenmore Trail (from Sarcee Trail SW), otherwise Glenmore Reservoir.
Zone 5	**Southeast** - North: Bow River (from Elbow River to Barlow Trail SE), 17 Avenue SE (from Barlow Trail SE to 36 Street SE), Memorial Drive SE (from 36 Street SE to Eastern City Limits); West: Elbow River (from Bow River to 25 Avenue SW), Blackfoot Trail (from 26 Avenue SW to Anderson Road SE), otherwise Bow River; East: Eastern City Limits; South: Southern City Limits.
Zone 6	**Northwest** - North: Northern City Limits; West: Western City Limits; East: Nose Creek; South: Bow River (from Western City Limits to 37 Street NW), otherwise 16th Avenue NW.
Zone 7	**Northeast** - North: Northern City Limits; West: Nose Creek; East: Eastern City Limits; South: Bow River (from Nose Creek to Barlow Trail SE), 17 Avenue SE (from Barlow Trail SE to 36 Street SE), Memorial Drive SE (from 36 Street SE to Eastern City Limits).
Zone 8	**Chinook** - North: Elbow River; West: Elbow River; East: Blackfoot Trail; South: Heritage Drive SW.
Zone 9	**Fish Creek** - North: Glenmore Reservoir (from Western City Limits to 14 Street SW), otherwise Heritage Drive SW and SE; West: Western City Limits; East: Blackfoot Trail (from Heritage Drive SE Avenue SW to Anderson Road SE), otherwise Bow River; South: Southern City Limits.
Zones 1-9	**Calgary City**
Zone 10	**Other Centres**
Zones 1-10	**Calgary CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - CALGARY CMA	
Sub Area 1	**Core** includes RMS Zone 1 (Downtown); Zone 2 (Beltline/Lower Mount Royal); and Zone 3 (North Hill).
Sub Area 2	**West** includes RMS Zone 4 (Southwest); Zone 6 (Northwest); Zone 8 (Chinook); and Zone 9 (Fish Creek).
Sub Area 3	**East** includes RMS Zone 5 (Southeast); Zone 7 (Northeast); and Zone 10 (Other Centres).
Sub Areas 1-3	**Calgary CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Downtown	0.0 c	0.0 c	1.1 c	0.8 c	0.9 c	1.0 c	0.0 c	0.0 c	1.0 c	0.8 c
Zone 2 - Beltline	1.1 c	1.4 c	1.4 c	1.8 b	1.3 c	2.4 c	0.0 c	3.4 c	1.3 c	2.0 c
Zone 3 - North Hill	0.0 c	**	1.0 c	1.3 c	1.5 c	1.2 c	0.0 c	**	1.1 c	1.3 c
Zone 4 - Southwest	0.0 c	0.0 c	0.3 b	1.3 c	0.9 c	0.8 c	0.0 c	**	0.6 c	1.1 c
Zone 5 - Southeast	0.0 c	0.0 c	0.5 b	0.8 c	1.1 c	1.3 c	0.0 c	0.0 c	0.7 c	0.9 c
Zone 6 - Northwest	**	0.0 c	1.2 c	1.0 c	0.9 c	1.7 c	0.6 c	1.2 d	1.0 c	1.3 c
Zone 7 - Northeast	**	**	1.1 c	1.6 c	1.8 c	1.5 c	1.5 c	0.9 c	1.5 c	1.5 c
Zone 8 - Chinook	0.0 c	0.0 c	1.2 c	0.7 c	0.5 c	1.6 c	0.0 c	**	0.8 c	1.2 c
Zone 9 - Fish Creek	0.0 c	0.0 c	0.7 c	1.8 c	0.8 c	1.7 c	0.5 c	0.8 c	0.7 c	1.7 c
Calgary City (Zones 1-9)	0.7 c	1.0 c	1.0 c	1.3 c	1.1 c	1.6 c	0.4 c	1.3 c	1.0 c	1.4 c
Zone 10 - Other Centres	4.3 c	4.5 c	0.9 c	0.9 c	0.8 c	1.2 c	**	**	0.9 c	1.2 c
Calgary CMA	**0.8 c**	**1.1 c**	**1.0 c**	**1.3 c**	**1.1 c**	**1.6 c**	**0.4 c**	**1.3 c**	**1.0 c**	**1.4 c**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Downtown	1,004 c	969 c	1,130 c	1,219 c	1,357 c	1,459 c	1,465 c	1,380 c	1,203 c	1,287 c
Zone 2 - Beltline	900 c	910 c	1,042 c	1,149 c	1,287 c	1,441 c	1,726 c	1,857 c	1,119 c	1,244 c
Zone 3 - North Hill	806 c	896 c	930 c	975 c	1,139 c	1,192 c	1,228 c	1,313 c	1,011 c	1,066 c
Zone 4 - Southwest	784 c	831 c	1,002 c	1,071 c	1,173 c	1,234 c	1,190 c	1,317 c	1,088 c	1,150 c
Zone 5 - Southeast	**	1,029 c	1,011 c	1,137 c	1,075 c	1,179 c	971 c	1,026 c	1,026 c	1,137 c
Zone 6 - Northwest	756 b	788 b	1,024 c	1,114 c	1,179 c	1,268 c	1,121 c	1,241 c	1,104 c	1,194 c
Zone 7 - Northeast	**	**	1,021 c	1,137 c	1,205 c	1,310 c	1,147 c	1,247 c	1,136 c	1,248 c
Zone 8 - Chinook	827 c	936 c	1,018 c	1,133 c	1,239 c	1,351 c	1,284 c	**	1,121 c	1,239 c
Zone 9 - Fish Creek	900 c	985 c	1,086 c	1,178 c	1,239 c	1,310 c	1,202 c	1,260 c	1,180 c	1,258 c
Calgary City (Zones 1-9)	875 c	910 c	1,041 c	1,135 c	1,227 c	1,326 c	1,164 c	1,267 c	1,120 c	1,215 c
Zone 10 - Other Centres	685 c	708 c	896 c	970 c	1,052 c	1,104 c	1,047 c	1,079 c	991 c	1,047 c
Calgary CMA	**871 c**	**906 c**	**1,040 c**	**1,134 c**	**1,224 c**	**1,322 c**	**1,162 c**	**1,262 c**	**1,118 c**	**1,213 c**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Downtown	157	205	3,022	3,204	1,478	1,533	23	21	4,680	4,963
Zone 2 - Beltline	607	625	4,914	4,860	2,955	2,961	59	61	8,535	8,507
Zone 3 - North Hill	91	88	1,680	1,641	1,122	1,100	75	74	2,968	2,903
Zone 4 - Southwest	147	146	1,601	1,612	1,707	1,707	211	201	3,666	3,666
Zone 5 - Southeast	47	51	544	648	597	651	174	174	1,362	1,524
Zone 6 - Northwest	72	74	1,809	1,887	2,132	2,196	498	497	4,511	4,654
Zone 7 - Northeast	7	7	667	665	1,098	1,099	82	82	1,854	1,853
Zone 8 - Chinook	31	31	1,271	1,231	1,113	1,093	66	67	2,481	2,422
Zone 9 - Fish Creek	38	38	1,166	1,182	1,968	1,957	263	258	3,435	3,435
Calgary City (Zones 1-9)	1,197	1,265	16,674	16,930	14,170	14,297	1,451	1,435	33,492	33,927
Zone 10 - Other Centres	23	22	116	117	265	259	37	37	441	435
Calgary CMA	**1,220**	**1,287**	**16,790**	**17,047**	**14,435**	**14,556**	**1,488**	**1,472**	**33,933**	**34,362**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Downtown	1.8	**	1.5	2.1	1.8	2.1	0.0	0.0	1.6	2.1
Zone 2 - Beltline	1.8	1.8	2.3	3.0	1.8	3.5	0.0	3.4	2.0	3.1
Zone 3 - North Hill	0.0	**	1.7	2.9	2.7	2.3	0.0	**	2.0	2.7
Zone 4 - Southwest	**	3.4	1.4	2.6	2.3	1.7	0.0	5.9	1.8	2.4
Zone 5 - Southeast	0.0	0.0	1.1	2.1	1.6	3.6	0.0	2.1	1.1	2.7
Zone 6 - Northwest	**	**	1.9	2.7	2.2	3.5	1.3	2.9	2.0	3.1
Zone 7 - Northeast	**	**	4.3	3.4	9.0	2.4	1.5	0.9	7.0	2.7
Zone 8 - Chinook	0.0	3.4	2.3	2.2	2.4	3.5	1.6	**	2.3	2.9
Zone 9 - Fish Creek	5.3	0.0	2.0	2.9	1.8	3.3	0.5	1.5	1.8	3.0
Calgary City (Zones 1-9)	1.7	2.3	2.0	2.6	2.6	2.9	0.7	2.8	2.2	2.8
Zone 10 - Other Centres	4.3	4.5	3.4	0.9	2.7	1.2	**	**	3.3	1.2
Calgary CMA	**1.8**	**2.3**	**2.0**	**2.6**	**2.6**	**2.9**	**0.8**	**2.8**	**2.2**	**2.7**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Calgary CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 1 - Downtown	**	4.5	9.7	5.8	9.9	5.0	++	**	9.7	5.6
Zone 2 - Beltline	**	++	8.7	7.6	7.5	6.3	3.1	**	9.9	6.7
Zone 3 - North Hill	**	**	8.2	6.7	8.0	5.1	**	**	8.4	6.1
Zone 4 - Southwest	**	**	6.1	6.2	5.9	5.0	++	**	5.9	6.0
Zone 5 - Southeast	**	**	5.5	6.8	6.0	6.0	**	**	5.7	6.6
Zone 6 - Northwest	**	**	6.5	6.3	6.4	5.2	7.0	5.0	7.1	5.5
Zone 7 - Northeast	**	**	6.6	8.8	5.1	7.3	++	4.2	5.2	7.5
Zone 8 - Chinook	7.7	8.3	7.4	9.2	7.6	8.7	4.2	**	7.9	8.9
Zone 9 - Fish Creek	2.8	8.8	7.0	8.0	6.1	5.7	6.6	3.9	6.2	6.2
Calgary City (Zones 1-9)	**	4.8	7.8	7.1	7.3	5.9	3.1	5.6	8.0	6.4
Zone 10 - Other Centres	**	2.9	4.6	7.2	5.6	5.2	**	4.1	5.3	6.0
Calgary CMA	**	4.8	7.7	7.1	7.2	5.9	3.1	5.6	7.9	6.4

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Calgary CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Calgary CMA										
Pre 1960	0.0	0.0	1.0	1.6	0.5	1.2	**	**	0.8	1.3
1960 - 1974	1.4	1.1	1.0	1.0	0.9	1.4	0.4	1.1	1.0	1.1
1975 - 1989	0.3	2.2	1.0	1.5	1.2	1.8	0.3	1.5	1.1	1.7
1990 - 2004	-	-	0.0	1.1	0.2	1.5	**	**	0.2	1.4
2005+	-	**	**	3.4	6.3	1.9	**	**	6.5	2.6
Total	0.8	1.1	1.0	1.3	1.1	1.6	0.4	1.3	1.0	1.4

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Calgary CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Calgary CMA										
Pre 1960	859	885	980	1,076	1,148	1,262	**	**	1,016	1,111
1960 - 1974	878	929	1,031	1,127	1,202	1,310	1,191	1,290	1,095	1,194
1975 - 1989	866	838	1,043	1,103	1,210	1,286	1,113	1,209	1,130	1,199
1990 - 2004	-	-	1,251	1,361	1,516	1,591	**	**	1,422	1,506
2005+	-	**	**	1,451	1,760	1,746	**	**	1,643	1,558
Total	871	906	1,040	1,134	1,224	1,322	1,162	1,262	1,118	1,213

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Calgary CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Calgary CMA										
3 to 5 Units	0.0	0.0	1.2	0.8	1.1	1.6	0.3	0.9	0.8	1.3
6 to 19 Units	0.8	1.4	1.1	1.6	1.1	1.2	0.0	0.0	1.1	1.4
20 to 49 Units	0.8	0.9	1.0	1.5	1.1	1.8	1.0	3.4	1.0	1.7
50 to 99 Units	0.9	1.9	0.8	1.3	1.2	2.0	0.0	0.9	1.0	1.7
100 to 199 Units	**	1.4	1.0	1.3	0.7	1.2	0.9	0.0	0.9	1.2
200+ Units	1.2	**	1.1	0.5	1.2	1.5	0.0	3.5	1.1	0.9
Total	0.8	1.1	1.0	1.3	1.1	1.6	0.4	1.3	1.0	1.4

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Calgary CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Calgary CMA										
3 to 5 Units	596	**	878	929	981	1,064	1,048	1,105	993	1,062
6 to 19 Units	816	802	909	988	1,091	1,182	1,213	1,506	965	1,048
20 to 49 Units	805	898	1,017	1,096	1,196	1,273	1,283	1,373	1,095	1,173
50 to 99 Units	955	1,009	1,075	1,182	1,283	1,390	1,470	1,542	1,177	1,283
100 to 199 Units	910	953	1,132	1,226	1,336	1,443	1,390	1,533	1,235	1,334
200+ Units	1,123	1,199	1,194	1,297	1,388	1,521	1,392	1,504	1,274	1,387
Total	871	906	1,040	1,134	1,224	1,322	1,162	1,262	1,118	1,213

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Calgary CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Downtown	0.0	**	3.0	1.9	1.6	1.2	**	**	0.8	1.3	0.6	0.4
Zone 2 - Beltline	1.2	2.7	1.0	1.9	0.9	2.3	0.9	1.7	1.7	2.1	**	**
Zone 3 - North Hill	0.7	1.6	0.9	1.1	1.5	1.2	**	**	**	**	-	-
Zone 4 - Southwest	0.5	1.4	0.7	1.7	0.4	0.4	1.0	1.1	**	**	-	-
Zone 5 - Southeast	1.3	1.1	0.0	1.0	0.7	0.5	**	**	**	**	-	-
Zone 6 - Northwest	0.6	1.3	1.3	0.7	1.4	2.7	0.0	0.6	0.5	0.1	**	-
Zone 7 - Northeast	1.3	1.0	**	**	0.9	1.0	3.2	2.9	**	**	**	**
Zone 8 - Chinook	1.1	1.2	1.7	0.6	0.8	0.6	0.4	**	0.4	1.8	**	**
Zone 9 - Fish Creek	0.8	0.0	0.0	2.4	1.2	1.9	0.3	1.6	-	-	0.7	1.7
Calgary City (Zones 1-9)	0.8	1.3	1.1	1.4	1.1	1.7	1.0	1.7	0.9	1.2	1.1	0.9
Zone 10 - Other Centres	1.4	1.5	0.0	4.0	1.0	0.6	-	-	-	-	-	-
Calgary CMA	**0.8**	**1.3**	**1.1**	**1.4**	**1.0**	**1.7**	**1.0**	**1.7**	**0.9**	**1.2**	**1.1**	**0.9**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Calgary CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Calgary CMA										
LT $750	0.8	0.9	0.0	**	0.0	0.0	**	**	0.3	1.2
$750 - $899	0.9	1.9	0.7	0.8	1.0	0.4	0.0	0.0	0.7	0.9
$900 - $1049	1.4	1.0	1.0	2.0	0.8	1.3	0.4	0.0	1.0	1.7
$1050 - $1199	**	0.0	1.0	0.9	1.1	1.2	0.0	0.0	1.0	1.0
$1200 - $1349	**	0.9	1.7	1.1	0.6	1.6	1.0	1.3	1.0	1.3
$1350+	**	**	2.4	2.4	2.0	2.0	0.3	2.5	1.9	2.1
Total	0.8	1.1	1.0	1.3	1.1	1.6	0.4	1.3	1.0	1.4

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Downtown	-	-	-	-	-	-	-	-	-	-
Zone 2 - Beltline	-	-	**	**	**	**	**	**	**	**
Zone 3 - North Hill	-	-	**	**	0.0	0.0	**	**	0.0	0.0
Zone 4 - Southwest	**	**	**	0.0	4.0	0.9	0.0	2.0	1.8	1.3
Zone 5 - Southeast	-	-	**	**	1.1	0.8	1.7	2.0	1.4	1.4
Zone 6 - Northwest	**	**	1.6	0.0	0.9	0.7	0.7	1.7	0.9	1.1
Zone 7 - Northeast	-	-	-	-	0.3	0.5	0.2	0.6	0.2	0.6
Zone 8 - Chinook	-	-	-	-	**	**	**	**	0.0	9.3
Zone 9 - Fish Creek	**	**	**	**	0.6	0.7	0.0	0.6	0.4	0.6
Calgary City (Zones 1-9)	0.0	0.0	0.7	0.0	0.9	0.8	0.6	1.4	0.8	1.0
Zone 10 - Other Centres	-	-	-	-	**	**	-	-	**	**
Calgary CMA	**0.0**	**0.0**	**0.7**	**0.0**	**0.9**	**0.8**	**0.6**	**1.4**	**0.7**	**1.0**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Downtown	-	-	-	-	-	-	-	-	-	-
Zone 2 - Beltline	-	-	**	**	**	**	**	**	**	**
Zone 3 - North Hill	-	-	**	**	1,150	1,213	**	**	1,012	1,121
Zone 4 - Southwest	**	**	**	**	1,230	1,346	1,188	1,223	1,191	1,279
Zone 5 - Southeast	-	-	**	**	1,243	1,257	1,293	1,294	1,269	1,275
Zone 6 - Northwest	**	**	930	932	1,143	1,209	1,230	1,332	1,169	1,246
Zone 7 - Northeast	-	-	-	-	1,182	1,257	1,297	1,385	1,248	1,331
Zone 8 - Chinook	-	-	-	-	**	**	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	1,153	1,200	1,183	1,282	1,158	1,221
Calgary City (Zones 1-9)	**	**	979	1,030	1,169	1,230	1,258	1,332	1,201	1,267
Zone 10 - Other Centres	-	-	-	-	**	**	-	-	**	**
Calgary CMA	******	******	**979**	**1,030**	**1,169**	**1,230**	**1,258**	**1,332**	**1,201**	**1,267**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Downtown	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 2 - Beltline	0	0	1	1	8	8	6	6	15	15
Zone 3 - North Hill	0	0	14	14	15	15	7	7	36	36
Zone 4 - Southwest	1	1	17	19	103	113	102	102	223	235
Zone 5 - Southeast	0	0	3	3	266	265	302	302	571	570
Zone 6 - Northwest	1	1	64	67	749	766	598	598	1,412	1,432
Zone 7 - Northeast	0	0	0	0	377	377	496	496	873	873
Zone 8 - Chinook	0	0	0	0	27	27	27	27	54	54
Zone 9 - Fish Creek	2	2	35	35	507	508	157	162	701	707
Calgary City (Zones 1-9)	4	4	134	139	2,052	2,079	1,695	1,700	3,885	3,922
Zone 10 - Other Centres	0	0	0	0	10	10	0	0	10	10
Calgary CMA	**4**	**4**	**134**	**139**	**2,062**	**2,089**	**1,695**	**1,700**	**3,895**	**3,932**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Downtown	-	-	-	-	-	-	-	-	-	-
Zone 2 - Beltline	-	-	**	**	**	**	**	**	**	**
Zone 3 - North Hill	-	-	**	**	0.0	0.0	**	**	0.0	0.0
Zone 4 - Southwest	**	**	**	0.0	5.0	3.6	0.0	4.0	2.3	3.5
Zone 5 - Southeast	-	-	**	**	1.5	1.9	2.3	3.0	1.9	2.5
Zone 6 - Northwest	**	**	1.6	1.5	1.9	1.6	1.0	3.1	1.5	2.2
Zone 7 - Northeast	-	-	-	-	0.5	2.7	1.2	1.2	0.9	1.9
Zone 8 - Chinook	-	-	-	-	**	**	**	**	0.0	9.3
Zone 9 - Fish Creek	**	**	**	**	2.4	1.0	1.9	1.2	2.1	1.0
Calgary City (Zones 1-9)	0.0	0.0	0.7	1.4	1.8	1.9	1.3	2.4	1.6	2.1
Zone 10 - Other Centres	-	-	-	-	**	**	-	-	**	**
Calgary CMA	**0.0**	**0.0**	**0.7**	**1.4**	**1.8**	**1.9**	**1.3**	**2.4**	**1.5**	**2.1**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Calgary CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 1 - Downtown	-	-	-	-	-	-	-	-	-	-
Zone 2 - Beltline	-	-	**	**	**	**	**	**	**	**
Zone 3 - North Hill	-	-	**	**	**	7.2	**	**	3.7	**
Zone 4 - Southwest	**	**	**	**	**	**	2.3	**	3.1	**
Zone 5 - Southeast	-	-	**	**	7.6	++	7.5	++	7.7	++
Zone 6 - Northwest	**	**	14.5	++	5.7	8.3	4.3	8.7	5.5	7.5
Zone 7 - Northeast	-	-	-	-	6.1	6.8	4.7	6.6	5.4	6.7
Zone 8 - Chinook	-	-	-	-	**	**	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	4.8	5.9	4.7	7.3	4.7	6.4
Calgary City (Zones 1-9)	**	**	11.3	**	5.6	6.7	5.0	6.1	5.4	6.3
Zone 10 - Other Centres	-	-	-	-	**	**	-	-	**	**
Calgary CMA	**	**	11.3	**	5.6	6.7	5.0	6.1	5.4	6.3

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Downtown	0.0 a	0.0 a	1.1 b	0.8 b	0.9 b	1.0 b	0.0 c	0.0 c	1.0 b	0.8 b
Zone 2 - Beltline	1.1 b	1.4 b	1.4 b	1.8 b	1.3 b	2.4 b	0.0 c	3.1 d	1.3 b	2.0 b
Zone 3 - North Hill	0.0 a	**	1.0 b	1.2 b	1.4 b	1.2 b	0.0 c	**	1.1 b	1.3 b
Zone 4 - Southwest	0.0 a	0.0 a	0.3 a	1.3 b	1.1 b	0.8 b	0.0 c	2.3 c	0.6 a	1.1 b
Zone 5 - Southeast	0.0 a	0.0 a	0.5 a	0.8 b	1.1 b	1.1 b	1.1 b	1.3 b	0.9 a	1.0 b
Zone 6 - Northwest	**	0.0 a	1.2 b	1.0 b	0.9 b	1.4 b	0.6 b	1.5 b	1.0 b	1.3 b
Zone 7 - Northeast	**	**	1.1 b	1.6 b	1.4 b	1.2 b	0.4 b	0.7 b	1.1 b	1.2 b
Zone 8 - Chinook	0.0 a	0.0 a	1.2 b	0.7 b	0.5 b	1.8 b	0.0 c	**	0.8 b	1.3 b
Zone 9 - Fish Creek	0.0 a	0.0 a	0.7 a	1.8 b	0.8 b	1.5 b	0.3 b	0.7 b	0.7 a	1.5 b
Calgary City (Zones 1-9)	0.7 b	1.0 b	1.0 b	1.3 b	1.1 b	1.5 b	0.5 b	1.4 b	1.0 b	1.4 b
Zone 10 - Other Centres	4.3 b	4.5 b	0.9 b	0.9 b	0.8 b	1.2 b	**	**	0.9 b	1.2 b
Calgary CMA	**0.8 b**	**1.1 b**	**1.0 b**	**1.3 b**	**1.0 b**	**1.5 b**	**0.5 b**	**1.3 b**	**1.0 b**	**1.4 b**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Downtown	1,004 b	969 b	1,130 b	1,219 b	1,357 b	1,459 b	1,465 b	1,380 b	1,203 b	1,287 b
Zone 2 - Beltline	900 a	910 a	1,042 a	1,149 a	1,288 a	1,442 a	1,780 b	1,877 b	1,120 a	1,246 a
Zone 3 - North Hill	806 b	896 b	930 a	975 a	1,139 a	1,192 a	1,209 a	1,288 a	1,011 a	1,066 a
Zone 4 - Southwest	784 b	831 b	1,001 a	1,070 a	1,176 a	1,242 a	1,190 a	1,282 a	1,094 a	1,158 a
Zone 5 - Southeast	**	1,029 b	1,010 a	1,135 a	1,125 a	1,201 a	1,169 a	1,195 a	1,098 a	1,175 a
Zone 6 - Northwest	753 b	787 b	1,021 a	1,108 a	1,170 a	1,252 a	1,178 a	1,290 a	1,120 a	1,207 a
Zone 7 - Northeast	**	**	1,021 a	1,137 a	1,199 a	1,297 a	1,275 a	1,360 a	1,172 a	1,275 a
Zone 8 - Chinook	827 a	936 a	1,018 a	1,133 a	1,233 a	1,342 a	1,277 a	1,645 a	1,121 a	1,238 a
Zone 9 - Fish Creek	895 a	977 a	1,088 a	1,180 a	1,221 a	1,288 a	1,195 a	1,269 a	1,177 a	1,252 a
Calgary City (Zones 1-9)	874 a	909 a	1,040 a	1,134 a	1,220 a	1,314 a	1,213 a	1,303 a	1,128 a	1,221 a
Zone 10 - Other Centres	685 a	708 a	896 a	970 a	1,052 a	1,102 a	1,047 a	1,079 a	992 a	1,047 a
Calgary CMA	**871 a**	**905 a**	**1,039 a**	**1,133 a**	**1,217 a**	**1,311 a**	**1,212 a**	**1,300 a**	**1,127 a**	**1,219 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Downtown	157	205	3,022	3,204	1,478	1,533	23	21	4,680	4,963
Zone 2 - Beltline	607	625	4,915	4,861	2,963	2,969	65	67	8,550	8,522
Zone 3 - North Hill	91	88	1,694	1,655	1,137	1,115	82	81	3,004	2,939
Zone 4 - Southwest	148	147	1,618	1,631	1,810	1,820	313	303	3,889	3,901
Zone 5 - Southeast	47	51	547	651	863	916	476	476	1,933	2,094
Zone 6 - Northwest	73	75	1,873	1,954	2,881	2,962	1,096	1,095	5,923	6,086
Zone 7 - Northeast	7	7	667	665	1,475	1,476	578	578	2,727	2,726
Zone 8 - Chinook	31	31	1,271	1,231	1,140	1,120	93	94	2,535	2,476
Zone 9 - Fish Creek	40	40	1,201	1,217	2,475	2,465	420	420	4,136	4,142
Calgary City (Zones 1-9)	1,201	1,269	16,808	17,069	16,222	16,376	3,146	3,135	37,377	37,849
Zone 10 - Other Centres	23	22	116	117	275	269	37	37	451	445
Calgary CMA	**1,224**	**1,291**	**16,924**	**17,186**	**16,497**	**16,645**	**3,183**	**3,172**	**37,828**	**38,294**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Downtown	1.8 c	**	1.5 a	2.1 a	1.8 a	2.1 a	0.0 a	0.0 a	1.6 a	2.1 a
Zone 2 - Beltline	1.8 b	1.8 b	2.3 a	3.0 a	1.8 a	3.5 b	0.0 a	3.1 d	2.0 a	3.1 a
Zone 3 - North Hill	0.0 a	**	1.7 a	2.8 a	2.7 a	2.3 a	0.0 a	**	1.9 a	2.7 a
Zone 4 - Southwest	**	3.4 c	1.4 a	2.6 a	2.4 a	1.8 a	0.0 a	5.2 d	1.8 a	2.5 a
Zone 5 - Southeast	0.0 a	0.0 a	1.1 a	2.1 a	1.6 a	3.1 a	1.5 c	2.7 a	1.4 a	2.6 a
Zone 6 - Northwest	**	**	1.9 a	2.6 a	2.2 a	3.0 a	1.1 a	3.0 a	1.9 a	2.9 a
Zone 7 - Northeast	**	**	4.3 a	3.4 a	6.9 a	2.5 a	1.3 a	1.2 a	5.0 a	2.4 a
Zone 8 - Chinook	0.0 a	3.4 c	2.3 a	2.2 a	2.4 a	3.7 b	1.1 a	**	2.3 a	3.0 a
Zone 9 - Fish Creek	5.0 c	0.0 a	1.9 a	2.8 a	1.9 a	2.9 a	1.0 a	1.4 a	1.9 a	2.6 a
Calgary City (Zones 1-9)	1.7 a	2.3 a	2.0 a	2.6 a	2.5 a	2.8 a	1.0 a	2.6 a	2.1 a	2.7 a
Zone 10 - Other Centres	4.3 c	4.5 c	3.4 a	0.9 a	2.6 a	1.2 a	**	**	3.2 a	1.2 a
Calgary CMA	**1.8 a**	**2.3 a**	**2.0 a**	**2.6 a**	**2.5 a**	**2.8 a**	**1.1 a**	**2.6 a**	**2.1 a**	**2.7 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Calgary CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 1 - Downtown	**	4.5 b	9.7 a	5.8 b	9.9 a	5.0 b	++	**	9.7 a	5.6 b
Zone 2 - Beltline	**	++	8.7 a	7.6 a	7.6 b	6.3 c	3.7 d	4.7 d	9.9 b	6.7 b
Zone 3 - North Hill	**	**	8.2 b	6.7 b	7.9 b	5.1 c	**	**	8.3 b	6.1 b
Zone 4 - Southwest	**	**	6.1 b	6.2 b	5.7 b	5.2 b	**	3.7 d	5.7 b	6.2 b
Zone 5 - Southeast	**	**	5.5 a	6.7 a	6.5 a	4.2 c	6.5 b	**	6.4 a	4.5 b
Zone 6 - Northwest	**	**	7.2 b	6.2 b	6.2 a	6.2 b	5.5 b	7.2 b	6.6 a	6.1 b
Zone 7 - Northeast	**	**	6.6 a	8.8 a	5.4 a	7.2 a	3.0 a	5.6 b	5.3 a	7.2 a
Zone 8 - Chinook	7.7 b	8.3 b	7.4 a	9.2 a	7.4 a	8.7 b	3.9 d	**	7.6 a	8.9 a
Zone 9 - Fish Creek	2.8 c	8.7 b	7.1 a	7.9 a	5.9 a	5.8 a	6.0 b	4.8 b	6.0 a	6.3 a
Calgary City (Zones 1-9)	**	4.9 b	7.8 a	7.1 a	7.1 a	6.0 a	3.8 c	5.8 b	7.7 a	6.4 a
Zone 10 - Other Centres	**	2.9 a	4.6 b	7.2 a	5.7 a	5.0 a	**	4.1 d	5.4 a	5.8 a
Calgary CMA	**	**4.9** b	**7.8** a	**7.1** a	**7.0** a	**6.0** a	**3.8** c	**5.8** b	**7.6** a	**6.4** a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Calgary CMA - October 2014

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-13	Oct-14	Oct-13	Oct-14
Core	1.5 c	1.4 c	1.2 a	1.5 a
West	0.3 b	**	0.8 a	1.3 a
East	**	0.0 d	1.1 a	1.2 a
Calgary CMA	**1.0 c**	**1.1 c**	**1.0 a**	**1.4 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Calgary CMA - October 2014

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Core	**	918 a	1,211 d	1,144 a	1,690 c	1,397 a	**	1,553 a
West	**	854 a	1,264 c	1,119 a	1,427 c	1,286 a	**	1,267 a
East	**	948 a	**	1,123 a	1,363 d	1,242 a	**	1,107 a
Calgary CMA	**	**906 a**	**1,227 c**	**1,134 a**	**1,511 b**	**1,322 a**	**	**1,262 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Calgary CMA - October 2014

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Core	**	**	**	1,211 d	1,627 c	1,690 c	**	**	1,577 c	1,478 c
West	**	**	1,171 c	1,264 c	1,293 c	1,427 c	**	**	1,247 b	1,375 b
East	**	**	**	**	1,125 c	1,363 c	**	**	1,125 c	1,330 c
Calgary CMA	**	**	1,188 c	1,227 c	1,400 c	1,511 c	**	**	1,356 b	1,415 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Calgary CMA - October 2014

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-13	Oct-14	Oct-13	Oct-14
Calgary CMA				
3 to 24 Units	1.9 a	4.1 a	1.1 a	1.5 a
25 to 49 Units	0.4 b	1.0 a	0.8 a	1.5 a
50 to 74 Units	**	**	1.1 a	1.9 a
75 to 99 Units	**	0.3 b	0.7 a	1.2 a
100+ Units	0.1 b	0.2 b	1.0 a	1.1 a
Total	1.0 a	1.1 a	1.0 a	1.4 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Calgary CMA - October 2014

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Core	19,624	20,855	7,173 a	7,157 a	36.6 a	34.3 a	1.5 d	1.4 d
West	22,760	23,909	6,093 a	6,555 a	26.8 a	27.4 a	0.3 b	**
East	6,820	8,217	1,680 d	2,376 d	24.6 d	28.9 d	**	0.0 b
Calgary CMA	**49,204**	**52,981**	**14,825 a**	**16,236 a**	**30.1 a**	**30.6 a**	**1.0 a**	**1.1 a**

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Building Size
Calgary CMA - October 2014

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Calgary CMA								
3 to 24 Units	4,109	4,231	1,589 a	1,561 a	38.7 a	36.9 a	1.9 c	4.1 d
25 to 49 Units	6,660	6,638	2,116 b	1,977 a	31.8 a	29.8 a	0.4 b	1.0 a
50 to 74 Units	4,754	4,759	1,257 a	1,399 a	26.4 a	29.4 a	**	**
75 to 99 Units	2,899	3,410	783 d	**	27.0 d	**	**	0.3 b
100+ Units	30,782	33,943	9,018 a	10,114 a	29.3 a	29.8 a	0.1 b	0.2 b
Total	49,204	52,981	14,825 a	16,236 a	30.1 a	30.6 a	1.0 a	1.1 a

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type
Calgary CMA - October 2014

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Calgary CMA										
Single Detached	**	**	**	**	1,158 d	1,449 c	1,607 c	1,756 b	1,532 c	1,695 b
Semi detached, Row and Duplex	**	**	**	**	1,030 c	1,246 c	1,249 b	1,326 b	1,174 b	1,281 b
Other-Primarily Accessory Suites	**	**	**	**	964 b	1,132 c	**	**	**	1,074 c
Total	**	**	**	**	1,041 b	1,273 b	1,509 c	1,583 b	1,340 b	1,449 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type
Calgary CMA - October 2014

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-13	Oct-14
Calgary CMA		
Single Detached	31,447 a	32,170 b
Semi detached, Row and Duplex	23,979 a	25,201 a
Other-Primarily Accessory Suites	8,980 a	9,236 b
Total	64,405	66,607

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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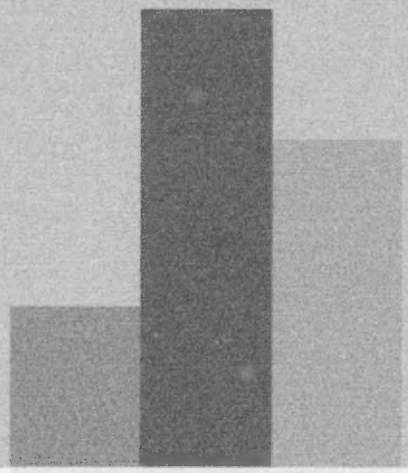

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
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- Monthly Housing Statistics
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